

# VIDAL/WETTENSTEIN, LLC

Real Estate for Business & Investment

THE MOST AFFORDABLE TRUE OFFICE SPACE IN THIS MARKET



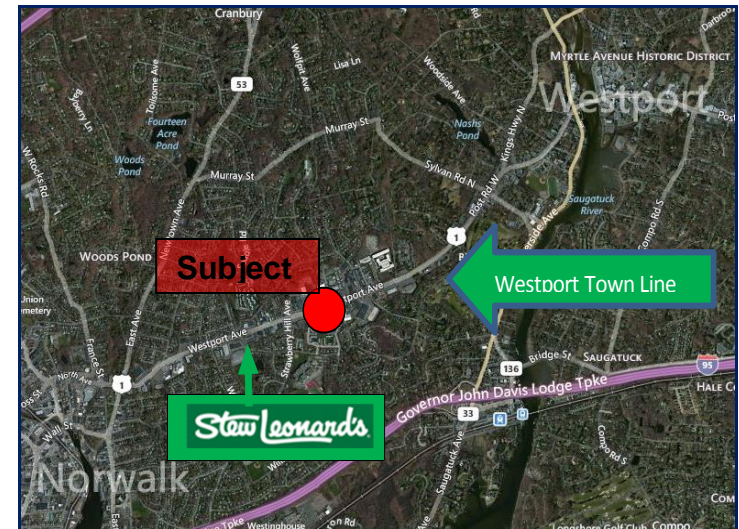
**444 WESTPORT AVENUE  
Norwalk, Connecticut**

**FULL FLOOR OPPORTUNITY – 11,554 SF (Divisible)  
Asking Rent: \$14.50 per SF plus electric**

**Comments:**

**Space from 1,930 SF to 11,554 SF**

Situated between the Westport town line, (Whole Foods) and Stew Leonards, this office location is convenient to all Westport and Norwalk amenities. Attractive newly fit-up office space offered at below market rates! Full floor opportunity for office or show room potential with great signage and identity.



**For additional information please contact David Fugitt, SIOR (ext. 5), email [david@vidalwettenstein.com](mailto:david@vidalwettenstein.com)  
Robert Lewis (ext. 7), email [robert@vidalwettenstein.com](mailto:robert@vidalwettenstein.com)**

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



Individual Members  
Society of Industrial and Office Realtors

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Make an offer!



**Pylon Sign on US-1**



**Lobby**



**Three-story high lobby**



**Ample Covered Parking**



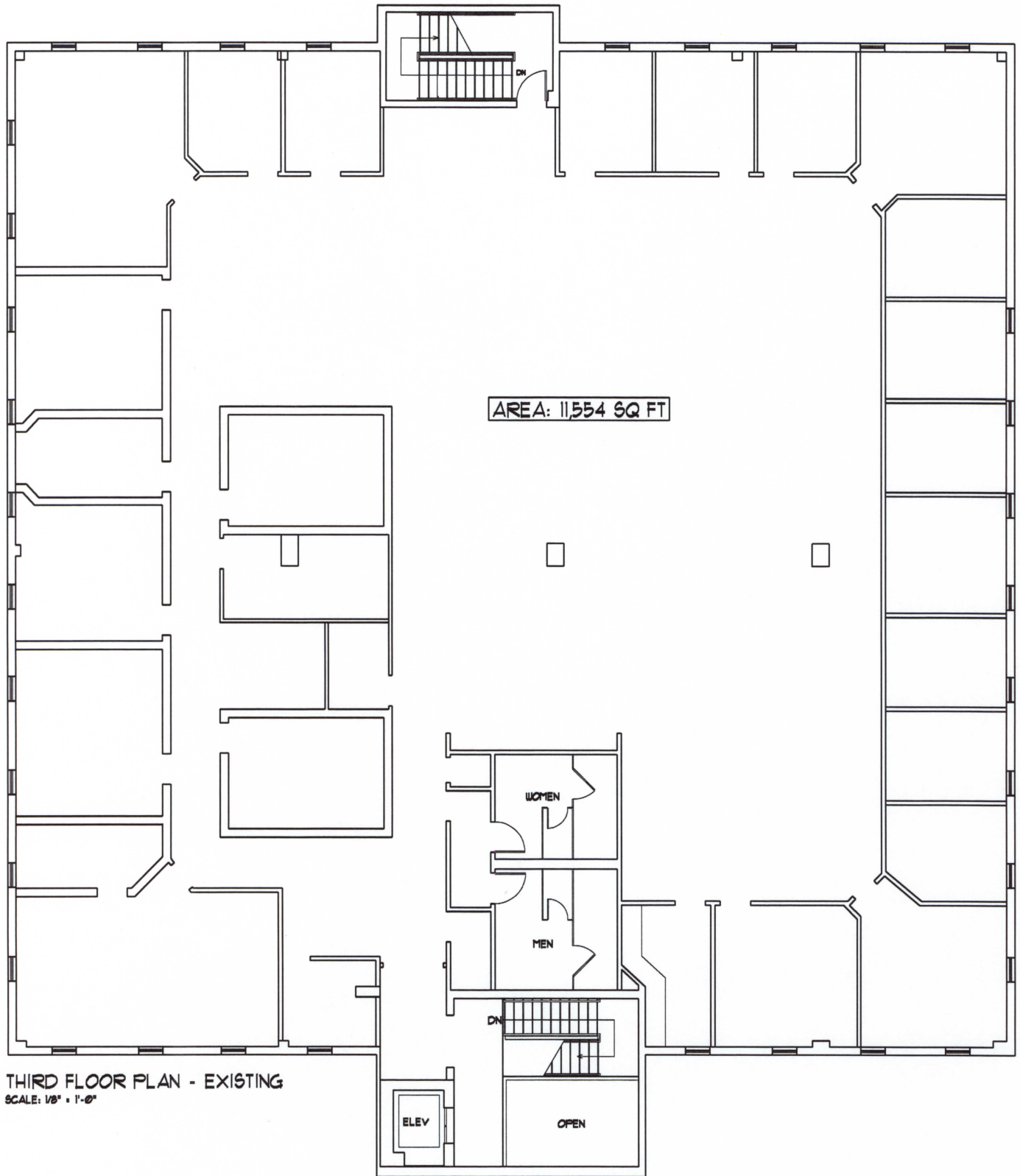
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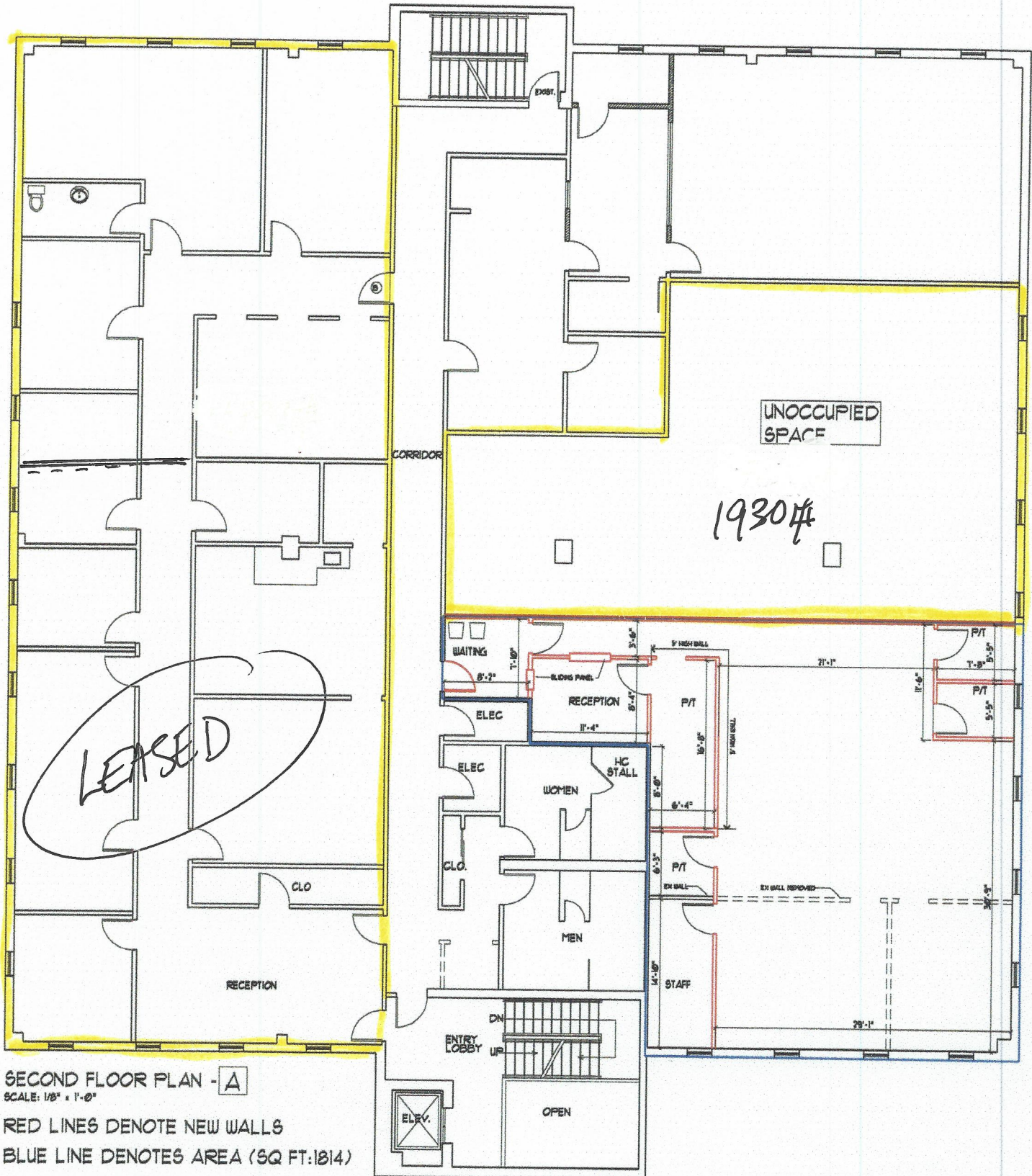




THIRD FLOOR PLAN - EXISTING  
SCALE: 1/8" = 1'-0"







SECOND FLOOR PLAN - A

SCALE: 1/8" = 1'-0"

RED LINES DENOTE NEW WALLS

BLUE LINE DENOTES AREA (SQ FT:1814)

